

BOARD AGENDA ITEM

September 8, 2026

SUBJECT:

Construction documents and guaranteed maximum price (GMP) for the Aiken Intermediate School Transportation Office

BACKGROUND INFORMATION:

The administration has completed the scope of needs for the Aiken Intermediate School transportation office. The architectural firm Method Works Architecture has utilized this scope to produce construction documents and the guaranteed maximum price (GMP) for the project. The construction budget is \$936,975. The overall budget includes GMP, design, advertising, FFE, and owner contingency for a total budget of \$1,042,575. The scope of work includes a new addition and renovations of the existing campus. The project will be completed using 8% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the construction documents/GMP narrative for the Aiken Intermediate School transportation office. GMP construction budget, GMP and architectural plans will also be distributed for the Board's approval at the board meeting.

RECOMMENDATION:

Request consent for the construction documents, GMP narrative, plans, and construction budget for the Aiken Intermediate School transportation office as presented by Method Works Architecture. Authorize the administration to negotiate a contract with Contract Construction, Inc. in the amount of \$936,975 for Aiken Intermediate School transportation office utilizing the CM at risk delivery system. The total budget needed is \$1,042,575 from 8% funds.

PREPARED BY:

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AIKEN COUNTY

PUBLIC SCHOOLS



Aiken Intermediate – Bus Transportation Office

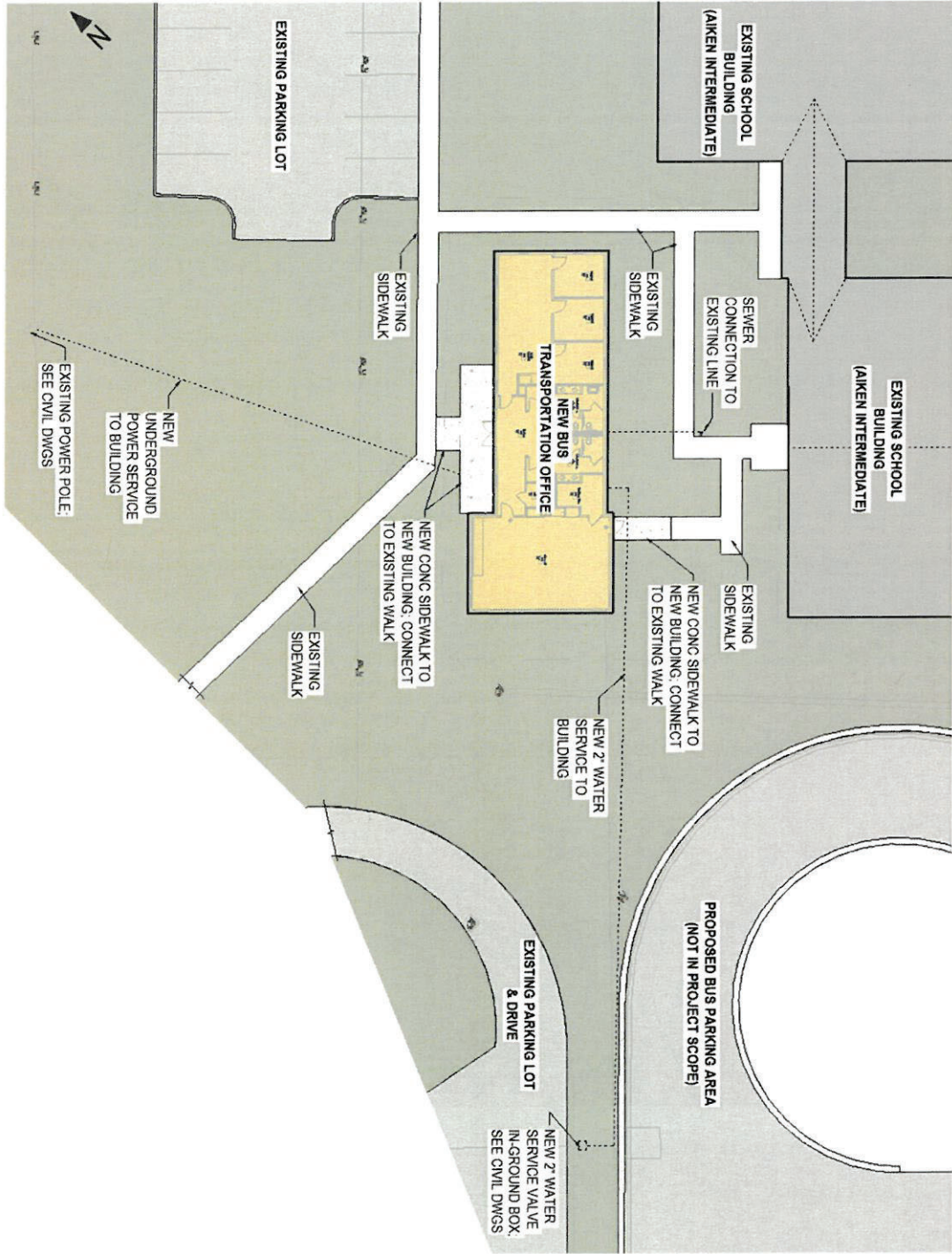


LOCATION



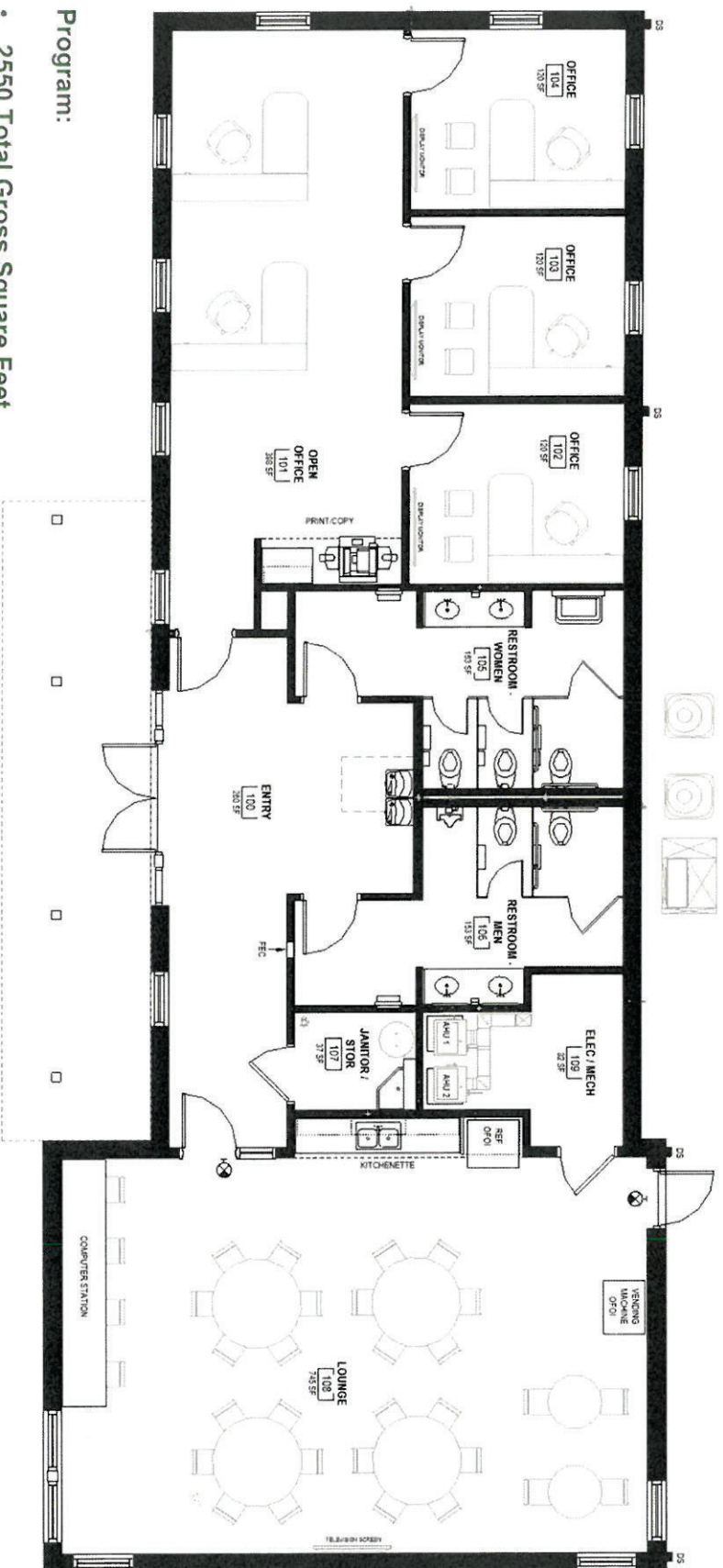
NEW BUS TRANSPORTATION
OFFICE SITE

SITE PLAN



1 ASI 0 ARCHITECTURAL SITE PLAN
A117 202712

FLOOR PLAN



Program:

- 2550 Total Gross Square Feet
- Open Office with 2 workstations and print/copy area
- Three Private Offices
- Group Restrooms
- Drivers's Lounge with Kitchenette, Break Area, and Computer Station

EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



TOTAL PROJECT COST

AIKEN COUNTY PUBLIC SCHOOLS				METHOD WORKS ARCHITECTURE	
AIKEN INTERMEDIATE - TRANSPORTATION OFFICE					
CONCEPTUAL PROJECT COST WORKSHEET	09.08.26	SD	DD/CD	GMP	
ESTIMATED PROJECT HARD COSTS					
BUILDING CONSTRUCTION					
2,550 SF NEW CONSTRUCTION @ \$272/SF		\$ 637,500	\$ 695,000	\$ 829,475	
ACCESS CONTROL			\$ 25,000	\$ 25,000	
DATA CABLING		\$ 30,000	\$ 30,000	\$ 30,000	
BUILDING TOTAL ESTIMATED COST		\$ 667,500	\$ 750,000	\$ 884,475	
SUB-TOTAL FOR CONSTRUCTION		\$ 667,500	\$ 750,000	\$ 884,475	
CONSTRUCTION CONTINGENCY (UNFORESEEN CONDITIONS ALLOWANCE)		\$ 63,750	\$ 52,500	\$ 52,500	
TOTAL ESTIMATED HARD COSTS		\$ 731,250	\$ 802,500	\$ 936,975	
ESTIMATED PROJECT SOFT COSTS					
PRE-E, SECURITY IT	Allowance	\$ 40,000	\$ 15,000	\$ 15,000	
TOTAL ESTIMATED SOFT COSTS		\$ 40,000	\$ 15,000	\$ 15,000	
ESTIMATED PROJECT FEES					
BASIC SERVICES PROFESSIONAL FEES (CIVIL, ARCHITECTURE, STRUCTURAL, MEP)	8.0%	\$ 56,100	\$ 56,100	\$ 56,100	
ADDITIONAL SERVICES PROFESSIONAL FEES (COST ESTIMATING, LANDSCAPE ARCHITECTURE, ETC.)		\$ 10,000	\$ -	\$ -	
SURVEY		\$ 5,000	\$ -	\$ -	
GEOTECHNICAL REPORT	Allowance	\$ 5,000	\$ 3,000	\$ 3,000	
THIRD PARTY TESTING AND INSPECTIONS	Allowance	\$ 30,000	\$ 30,000	\$ 30,000	
IMPACT AND TAP FEES		\$ -	\$ -	\$ 1,500	
TOTAL ESTIMATED PROJECT FEES		\$ 106,100	\$ 89,100	\$ 90,600	
ESTIMATED TOTAL PROJECT COST		\$ 877,350	\$ 906,600	\$ 1,042,575	

PROJECT STATUS & SCHEDULE

- Construction drawings and specifications are complete.
- Pending Board approval today, the project is ready to proceed with construction.
- Projected construction duration of approximately 7 months.
- Anticipated project completion in May of 2026.

QUESTIONS & COMMENTS

